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Bell

BELL GENERAL PLAN

Objectives and Standards

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city planning

Bell

The Planning Area

The area covered by the Bell General Plan is bounded on the south generally by the City of Cudahy, on the west and north by the cities of Huntington Park, Maywood, Vernon, Commerce and Los Angeles county, and on the east by the City of Bell Gardens.

General Objectives

1. Present a general guide to the future development of land use - residential, commercial, industrial and public - within the Planning Area.
2. Separate incompatible uses, while allowing each type of land use sufficient area to develop to the fullest extent indicated by the economy and general welfare.
3. Provide a comprehensive guide for public improvement and private investment.
4. Provide a comprehensive guide for the development of parks and Civic Center.
5. Provide a guide for redevelopment of a strong retail commercial center.
6. Outline a system of arterial and local streets to provide adequate and safe circulation within and between the various land uses of the planning area and contiguous cities.

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Standards

1. The 1960 census indicated a population for the city of 19,450, and the 1963 population estimate was 21,453*. As indicated in the Industrial Survey of the General Plan for the City of Bell (See Page 5) it is anticipated there will be a population of 25,000 by 1970, and a total of 29,500 by 1980.

2. Residential uses divided into these densities:

Low Density - Not more than 5 dwelling units per acre

Medium Density - Not more than 12 dwelling units per acre

Medium High Density - Not more than 30 dwelling units per acre

High Density - More than 30 dwelling units per acre

Precise control of these densities should be secured through provisions of the Zoning Ordinance.

3. Commercial potential is to be strengthened by establishing a central community retail shopping area. Retail "strip" development along major streets is to be discouraged by other controlled uses.

4. The presently undeveloped industrial zoned areas should be encouraged to high value usage by adequate controls. Present industrial and heavy commercial areas should be encouraged to upgrade the usage by the same method.

5. "Neighborhoods" which will be defined by the Street and Highway Plan should be served by a neighborhood park facility of at least two to five acres, dependent upon the population capacity.

*Los Angeles Regional Planning Commission

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6. The local street and highway system is to be adapted, as far as practicable, with adopted and projected plans of state, county and neighboring cities, to provide a unified area traffic program.

7. The local street system is to be geared to a minimum of 16,500 local vehicles by 1970, and 22,000 local vehicles by 1980, with over 170,000 trips per day by Bell residents on local streets by 1980. This means a traffic volume approximately two to three times present day levels.

8. Exclusively restricted residential areas should be isolated and protected from heavy traffic.

9. Growth of the City will continue to be steady as the existing multiple residential zoned areas are rebuilt to higher densities.

Population

Certain additional observations should be made, in addition to those set forth in the "Industrial Survey" (Page 2), concerning the future population of the City;

1. Population will, for the general part, be highly concentrated as the areas zoned for multiple-family dwellings are redeveloped.

2. The rate of growth will be directly related to the demand created by the industrial growth to the north and south.

3. Desirable housing can be provided by adequate and safe building, and controls over density and design.

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4. The "average family" will probably increase from the present 2.58 persons to 3 persons .

5. The 1960 census showed the "average" Bell citizen to be 34.9 years old, whereas the "average" age for the State of California was 30.8 years . As the population of the city grows, the average age should more nearly approach that of the state. This will produce a higher education level, which in turn will provide a higher average family income (See chart at the end of this section) .

6. As the population increases, and family incomes rise, so will the demand increase for a locally expanded retail market and services . This will create new "basic" jobs in trade, service and government.

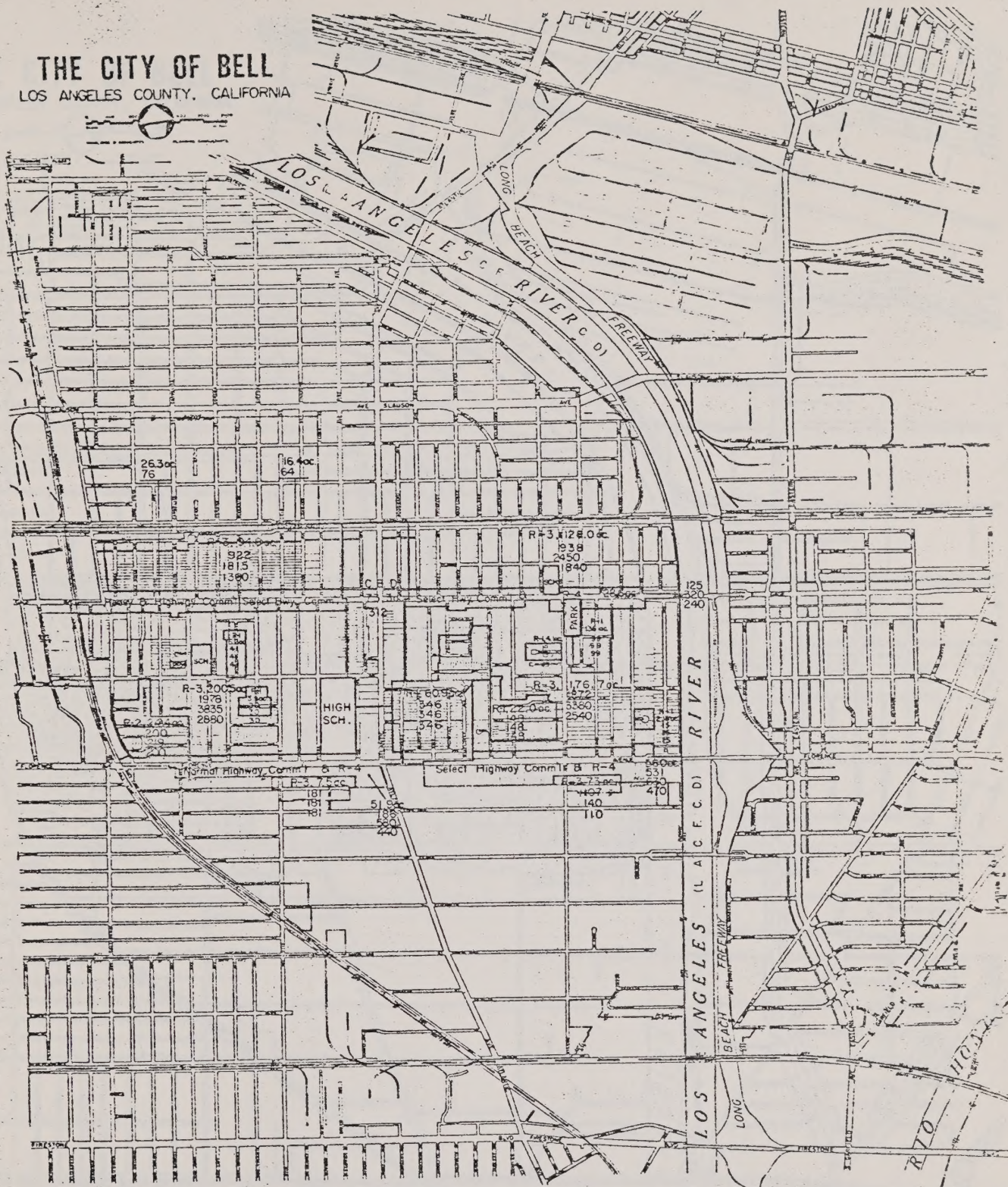
The following map indicates how the population will be distributed within the city although a population of 29,500 is projected to 1980, the map indicates a possible total holding capacity, if fully developed, of some 38,800 people .

1960 Census median figures are noted for comparison purposes:

<u>Age</u>	<u>School Years Completed</u>	<u>Average Income</u>
State average 30.8	12.1	\$6,726.00
Urban average 31.2	12.1	\$6,880.00
Bell 34.9	10.8	\$6,438.00

The Population Distribution map which follows the Population Projection map shows how the population was distributed as of November, 1963.

In order to compare the growth of Bell and her "sister" cities, a chart, which follows the Population Distribution map, has been included.



LEGEND

Gross area-acres(except public)	10068	
Present dwelling units	8,190	Population: 21,300
Capacity	14,248	39,500
Practical capacity	10,958	29,500

THE CITY OF NEW YORK

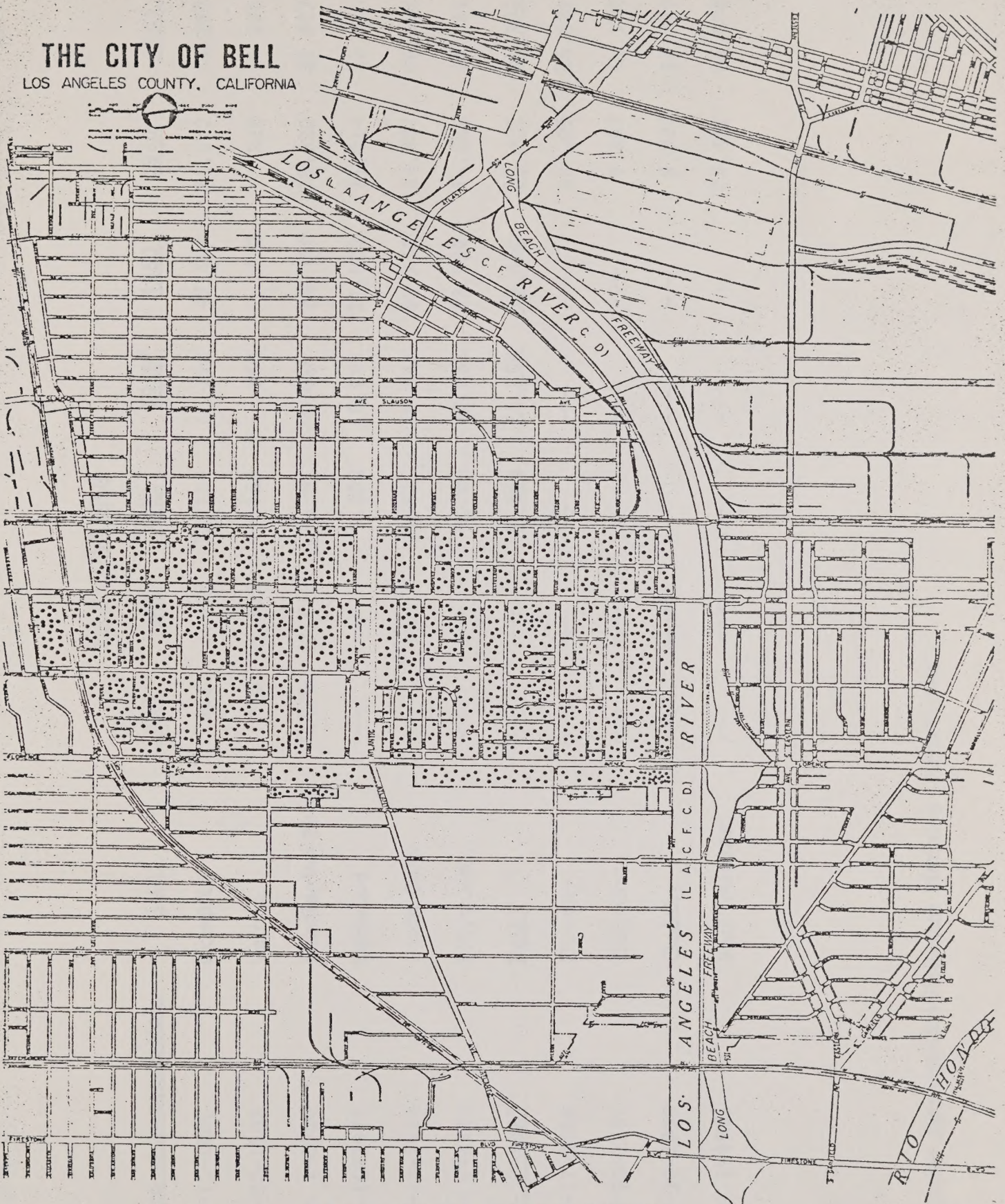
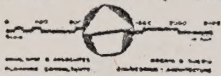


POPULATION PROJECTION

Year	Population
1950	10,000,000
1960	11,000,000
1970	12,000,000
1980	13,000,000
1990	14,000,000
2000	15,000,000

THE CITY OF BELL

LOS ANGELES COUNTY, CALIFORNIA



POPULATION DISTRIBUTION

- Each Dot Represents
Twenty Persons

THE CITY OF NEW YORK
OFFICE OF THE COMMISSIONER OF THE DEPARTMENT OF SOCIAL SERVICES



POPULATION DISTRIBUTION

1950-1955

POPULATION

<u>Date of Incorporation</u>	<u>City</u>	<u>1910</u>	<u>1920</u>	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1963</u>
5-11-1888	Compton	922	1,478	12,516	16,198	47,991	71,812	74,299
9-22-1905	Vernon	772	1,005	1,269	850	432	229	208
9- 1-1906	Huntington Park	1,299	4,513	24,591	28,648	29,450	29,920	30,837
7-16-1921	Lynwood	---	---	7,323	10,982	25,823	31,614	33,814
1-15-1923	South Gate	---	---	19,632	26,945	51,116	53,831	56,559
9- 2-1924	Maywood	---	---	6,794	10,731	13,292	14,588	15,051
<u>11- 7-1927</u>	<u>Bell</u>	---	---	<u>7,844</u>	<u>11,264</u>	<u>15,430</u>	<u>19,450</u>	<u>21,202</u>
12-17-1956	Downey	---	---	---	---	---	82,509	90,437
1-28-1960	Commerce	---	---	---	---	---	9,555	10,138
11-10-1960	Cudahy	---	---	---	---	---	9,954	12,318
8- 1-1961	Bell Gardens	---	---	---	---	---	26,467	29,096

Source: Los Angeles Regional Planning Commission

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